

# Magnaville Road

Bushey Heath, WD23 1PN



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£750,000

- Detached House
  - Lounge
  - Dining room
- Kitchen/breakfast room
  - Cloakroom
- Three double bedrooms
  - Bathroom
  - Separate WC
- Attractive rear garden
- Ample off street parking and Car Port



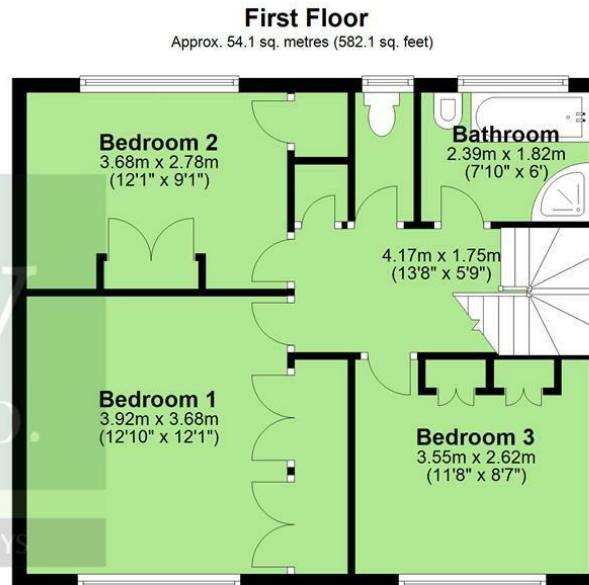
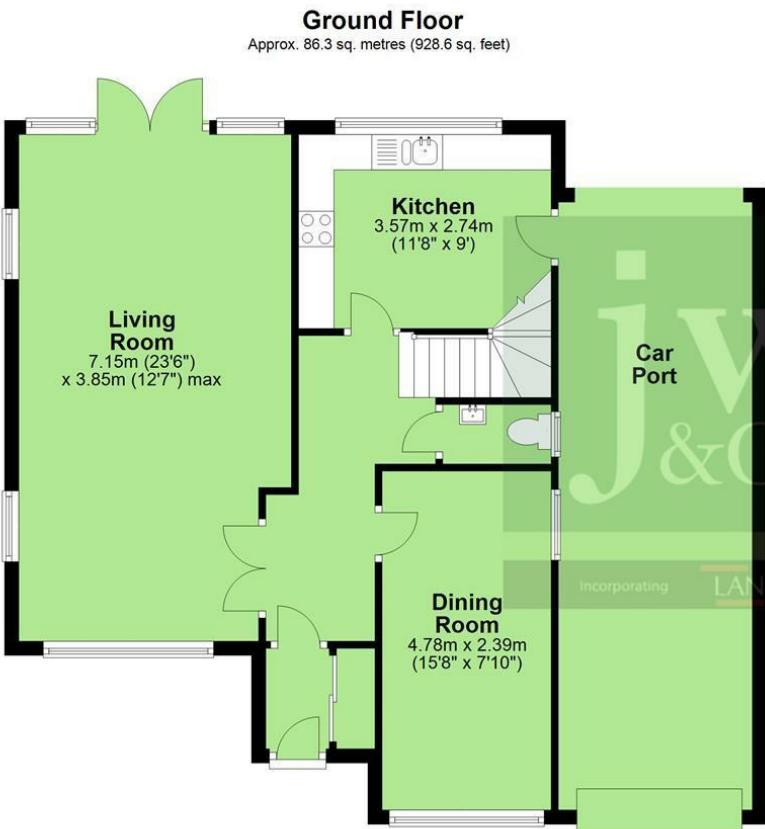
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THREE BEDROOM DETACHED FAMILY HOME situated in a sought after location approximately  $\frac{1}{4}$  of a mile from the High Road in Bushey Heath with its shops, bus services, churches and synagogue. Fast commuter services to London (Euston) are available from Bushey Station and Jubilee Line from Stanmore Station connects directly to the West End. Access to the M1 is at Junction 5 & the M25 at Junctions 19, 20 & 21a.

The accommodation comprises entrance hall, kitchen/breakfast room, downstairs WC, dining room and spacious 22'6 Lounge with doors leading to the rear garden. To the first floor are three double bedrooms, family bathroom and separate WC. Outside the property has a secluded rear garden and to the front ample off street parking for numerous vehicles and large double length car port to side. The property offers large potential for a side extension subject to planning permission.





**Lounge**  
23'6 x 12'7 (7.16m x 3.84m)

**Kitchen/breakfast room**  
11'8 x 9' (3.56m x 2.74m)

**Dining room**  
15'8 x 7'10 (4.78m x 2.39m)

**Bedroom One**  
12'10 x 12'1 (3.91m x 3.68m)

**Bedroom Two**  
12'1 x 9'1 (3.68m x 2.77m)

**Bedroom Three**  
11'8 x 8'7 (3.56m x 2.62m)

**Bathroom**  
7'10 x 6' (2.39m x 1.83m)

Total area: approx. 140.3 sq. metres (1510.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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